



List of Proposed Changes to Existing Telecommunications Regulations

May 20, 2002

General Provisions

- Require removal of unused telecommunication equipment (poles, antennas, etc.).
- Allow co-location of minor communication utilities on existing major and minor communication utilities to reduce the potential for more monopoles.
- Permit interior facilities outright in all zones, except in single-family structures in SF zones, as long as it does not result in loss of residential units.
- Permit outright in all zones mechanical equipment associated with minor communication antennas located on another site or in the right-of-way as long as the equipment is enclosed within a structure that conforms to the standards of the zone.

Development Standards

- Eliminate the 10-foot setback requirement from property lines in Single Family and Commercial zones.
- Limit minor communication utilities/accessory devices in Commercial zones and Downtown to 15 feet above the height of the building or 15 feet above the height limit, whichever is less.

Visual Impacts

- A new Code section is devoted entirely to addressing and mitigating visual impacts and establishing design standards for telecommunication devices and infrastructure in all zones.
- When a third minor communication utility would locate on the same site in a Single Family zone, all existing utilities must also be screened or otherwise brought into conformity with this new code section.

Type of Approval Required and Approval Criteria, By Zone

- Single Family Zones: Facilities to be located on single-family houses or vacant land would continue to require Council Conditional Use (CCU) approval. The proposed regulations require that such a use would only be permitted if it can be demonstrated that the location on the specific site is required to fill a “significant gap” in wireless services. Facilities to be located on all other locations would only need Administrative Conditional Use (ACU) approval.
- Lowrise, Midrise and Highrise Zones: The proposed regulations contain revised criteria for ACU approval in these zones.
- Commercial Zones: It is proposed that an ACU be required anywhere in Neighborhood Commercial (NC), Commercial (C), and Seattle Cascade Mixed (SCM) zones for minor communication utilities that would exceed the height limit of the zone and for free standing transmission towers.

Shorelines

- Major communication utilities would continue to be prohibited in the shoreline.
- Minor communication utilities and accessory communication devices (except free standing transmission towers) would be permitted only in shoreline environments where non-water dependent commercial uses are already permitted (Urban Stable, Urban Harborfront, Urban Maritime, Urban General, Urban Industrial).